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10 *Attorneys for Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for*
11 *Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-*
12 *Through Certificates, Series 2007-BNC1*

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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

10 U.S. BANK NATIONAL ASSOCIATION, AS
11 TRUSTEE FOR STRUCTURED ASSET
12 SECURITIES CORPORATION MORTGAGE
13 LOAN TRUST 2007-BNC1, MORTGAGE
14 PASS-THROUGH CERTIFICATES, SERIES
15 2007-BNC1,

16 Plaintiff,

17 vs.

18 SFR INVESTMENTS POOL 1, LLC, a
19 domestic limited liability company; LOS
20 PRADOS COMMUNITY ASSOCIATION, a
21 domestic non-profit coop corp without stock;
22 NEVADA ASSOCIATION SERVICES, INC.,
23 a domestic corporation,

24 Defendants.

25 SFR INVESTMENTS POOL 1, LLC,

26 Counter/Cross-Claimant

27 vs.

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
LOAN TRUST 2007-BNC1, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES

Case No.: 2:17-cv-01677-JCM-NJK

**STIPULATION AND ORDER TO
TEMPORARILY STAY CASE
PENDING SETTLEMENT**

First Request to Stay

2007-BNC1; SALVATORE A. MONCADA, an
individual; MARY M. MONCADA, an
individual,

Counter/Cross-Defendants.

Plaintiff, U.S. Bank National Association, as Trustee for Structured Asset Securities
Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series
2007-BNC1 (“U.S. Bank”) and Defendant, Los Prados Community Association (“HOA”)
(collectively, the “Parties”), by and through their respective counsels of record, hereby stipulate
and agree as follows:

RECITALS

1. On or about June 15, 2017, the Plaintiff filed a complaint alleging various causes
of action stemming from an HOA foreclosure sale conducted on behalf of HOA.

2. Discovery closed in this matter on January 8, 2018 [ECF No. 27].

3. HOA filed its Motion for Summary Judgment [ECF No. 62] on February 7, 2018.
The current deadline for U.S. Bank to file any response to HOA’s Motion for Summary
Judgment is April 25, 2018 [see ECF No.69].

4. The undersigned attorneys are engaged in settlement discussions and are hopeful
that a resolution may be had, in lieu of further motion practice and/or proceeding to trial.

5. In the interest of judicial economy, the parties agree that if this matter is settled,
then the completion of dispositive motions will not be a good use of the party’s resources and
time.

6. The parties stipulate to stay this case, including dispositive motion deadlines,
subject to these deadlines being reset upon the filing of a notice by any party that a settlement
is/was not possible.

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1 7. In the event that settlement fails, then U.S. Bank would have 14 days from the
2 date of the filing of the notice that settlement failed, to file a response to HOA's Motion for
3 Summary Judgment. HOA shall have 7 days from the date of service of U.S. Bank's response to
4 file any reply in support of its Motion for Summary Judgment.

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6 **STIPULATION**

7 **IT IS HEREBY STIPULATED AND AGREED** that all proceedings in this lawsuit
8 are stayed, and all upcoming deadlines, hearings and conferences, including the deadline to file
9 dispositive motions are hereby STAYED pending further settlement discussions between the
10 parties;

11 **IT IS FURTHER STIPULATED AND AGREED** that if a settlement is reached, the
12 parties will file a stipulation for dismissal with the terms of the settlement; and

13 **IT IS FURTHER STIPULATED AND AGREED** that any party to this action at their
14 option shall file a Notice indicating that no settlement has been reached. Upon filing of said
15 notice, U.S. Bank shall have 14 days from the date of the filing of the notice to file a response to
16 HOA's Motion for Summary Judgment.

17 **IT IS FURTHER STIPULATED AND AGREED** that HOA shall have 7 days from
18 the date of service of U.S. Bank's response to file any reply in support of its Motion for
19 Summary Judgment.

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1 **IT IS SO STIPULATED.**

2 WRIGHT, FINLAY & ZAK, LLP

3 ALVERSON, TAYLOR, MORTENSEN &
4 SANDERS

5 /s/ Yanxiong Li, Esq. _____
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10 Attorney for Plaintiff/Counter-Defendant, U.S.
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12 Structured Asset Securities Corporation
13 Mortgage Loan Trust 2007-BNC1, Mortgage
14 Pass-Through Certificates, Series 2007-BNC1

5 /s/ Adam R. Knecht, Esq. _____
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8 6605 Grand Montecito Pkwy., Suite 200
9 Las Vegas, NV 89149
10 Attorney for Defendant, Los Prados
11 Community Association

12 **ORDER**

13 IT IS SO ORDERED.

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15 UNITED STATES DISTRICT COURT JUDGE

16 DATED: April 26, 2018
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CERTIFICATE OF SERVICE

The undersigned, an employee of Wright, Finlay & Zak, LLP, hereby certifies that on the 25th day of April, 2018, a true and correct copy of **STIPULATION AND ORDER TO TEMPORARILY STAY CASE PENDING SETTLEMENT** was served electronically to all parties of interest through the Court's CM/ECF system as follows:

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/s/ Kelli Wightman
An Employee of Wright, Finlay & Zak, LLP